



Washington State Ferries



Washington State  
Department of Transportation

# Seattle Multimodal Terminal at Colman Dock Project

Pre-Proposal Meeting  
February 02, 2015



# Agenda Overview

## 10:00 – 10:30 a.m.

- Presenter introduction
- Project overview
- Schedule overview
- Procurement process
- Contract overview
- DBE participation

## 10:30 – 11:00 a.m.

- Q & A



# Today's Presenters

Genevieve Rucki, Project Manager

Howard Hillinger, GC/CM Advisor

Mark Gaines, WSDOT Assistant State Construction Engineer

John Callahan, Project Engineer

Greg Bell, WSDOT OEO



# Colman Dock Today



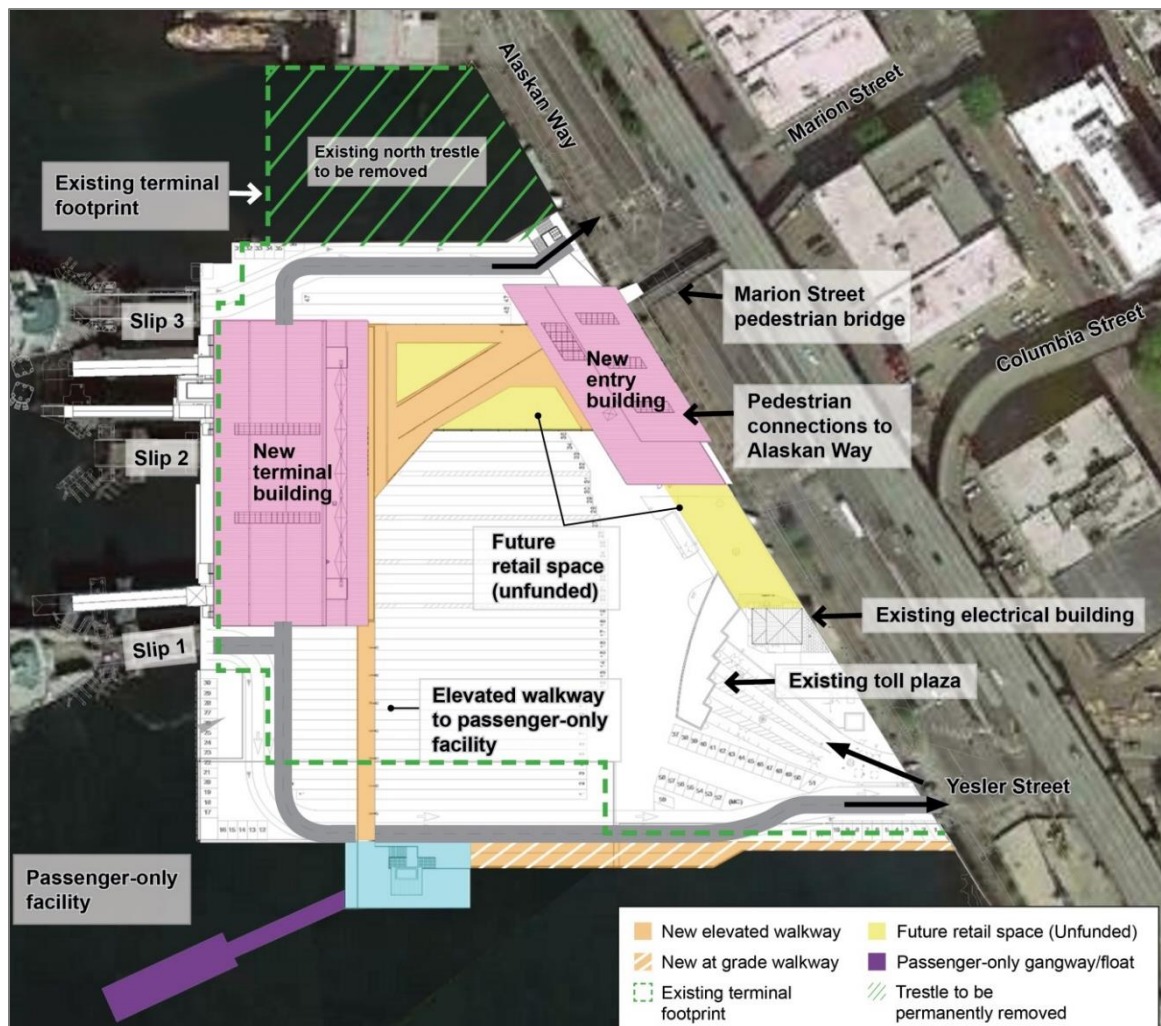
## Regional transportation hub



In 2013, 9 million people used Colman Dock, including 4.9 million pedestrians



# Key Elements



- **New and reconfigured concrete/steel trestle** replacing the timber trestle portion of the dock
- **New 22,000 square foot main terminal building** (LEED Silver)
- **New 3,000 square foot staff building**
- **New 9,000 square foot entry building** connecting to the Marion Street pedestrian overpass (LEED Silver)
- **New Slip 3 vehicle transfer span and overhead loading structures**
- **New Passenger Only Ferry (POF) facility with pedestrian bridge connection** to main terminal building
- **Mitigation for 5,000 square feet of additional overwater coverage** at adjacent WSDOT14 owned Pier 48
- **Utilities and systems** (electrical, mechanical, plumbing, communications, security, radio, hydraulics, and others as required)





# Pre-Construction Schedule Details

<b>ACTIVITY</b>	<b>DATE</b>
NTP for Preconstruction Services	June 2015
EC and MC/CM Selection (if mutually agreed)	July 2015 – Sept. 2015
30% Design/Permit Input Submittal	July 2015
60% Design Input Submittal	January 2016
90% Design Input Submittal	October 2016
Construction Management And Contracting Plan (CMACP) Submittal	December 2016
Early procurement of piles initiated	January 2017
100% Design Input Submittal	February 2017
MACC Negotiations begin	March 2017
WSF approval of CMACP	June 2017
MACC negotiations complete	June 2017
Construction Contract Award/ Issue construction NTP (pending construction funding)	July 2017



# Pre-Construction Services

1) safe work practices/requirements

2) site logistics requirements

3) compliance with tribal U&A agreements

4) phasing, sequencing and scheduling

5) cost estimating/reconciliation

6) constructability reviews

7) alternative construction options

8) Value engineering (VE)

9) coordination/BIM technology

10) obtaining required permits

11) project updates/public outreach efforts

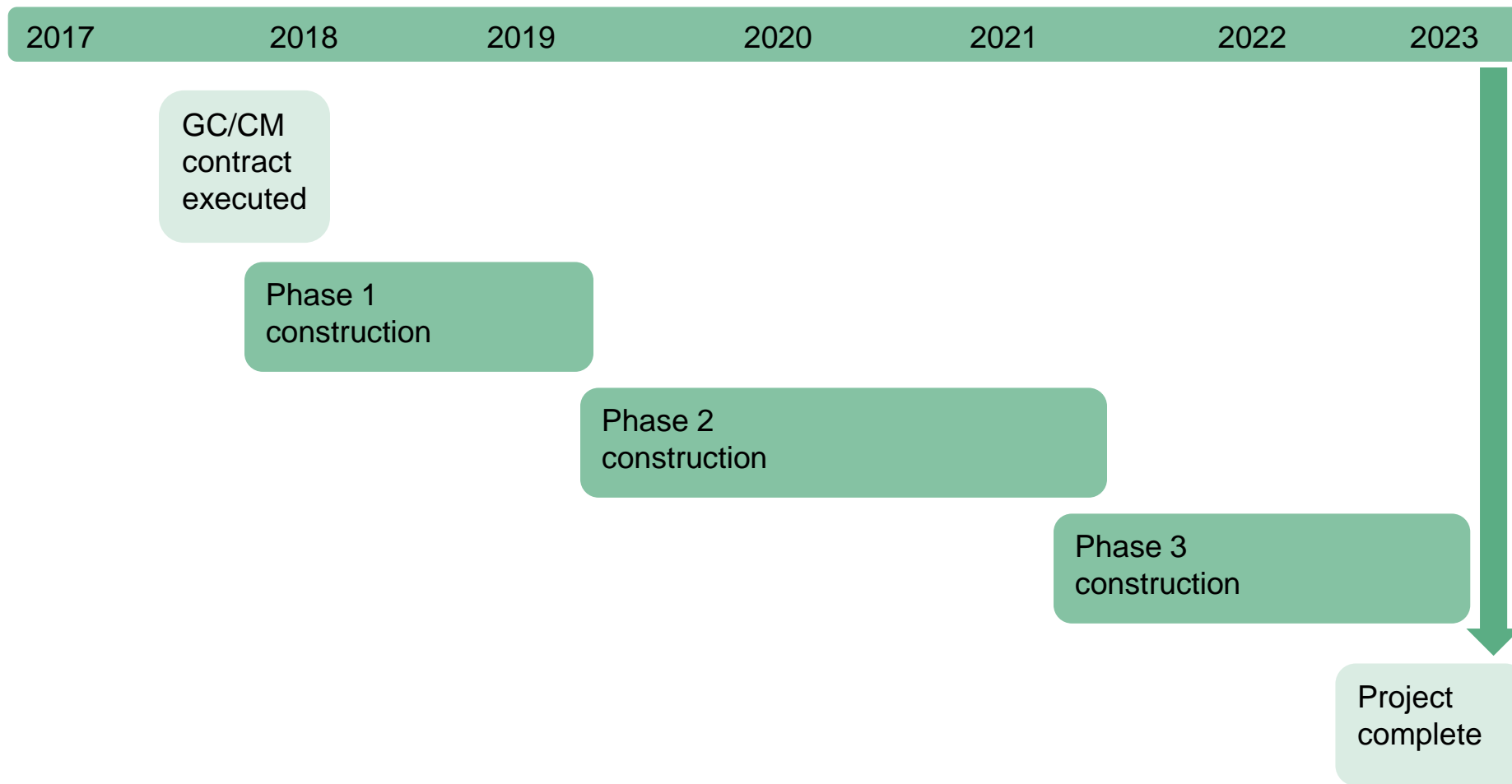
12) procurement of long lead materials

13) outreach plan to SB/DBE

14) Subcontracting plan for SB/DBE.



# Construction Schedule







# GC/CM Procurement Process

## Issue RFP

Review and evaluate

**Step 1**

## Interview

**Step 2**

## Issue RFFP

Sealed bid public opening

Review and reveal score

**Step 3**

**Identify highest ranked firm**



# Overall Scoring

**RFP score**

(200 points)

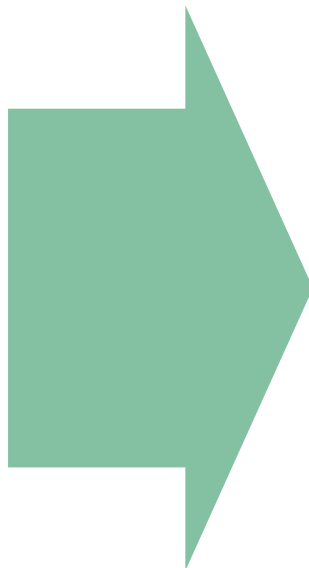
**Interview score**

(100 points)

**Final proposal score**

(pro-rata)

(50 points)



**Highest ranked firm**



# RFP Scoring

1) Qualification of the proposer



**50  
points**

2) Qualification of key & supplemental personnel



**65  
points**

3) Proposer's approach to executing the work



**65  
points**

4) Outreach efforts and commitment to small businesses and disadvantaged business enterprises (DBEs)



**20  
points**

**200 total  
points**



# RFP Key Highlights based on industry feedback

- General Requirements section added
- Prequalification process clarified
- DBE goal set to 12%
- Page limit increased to 60 pages
- Submittal requirements clarified



# General Requirements

## **Bonding and Financials:**

- Provide the proposer's bonding capacity
- List the contact information of your bonding agent
- Provide a list of hourly rates for your key personnel

## **Joint Ventures:**

- Individual joint venture submit WSDOT Standard Form 410-009 *Individual Project Statement of Joint Venture*.

## **Safety:**

- Provide a copy of the *Safety and Health Qualification Statement*

## **OCOI:**

- The proposers shall complete *Organizational Conflict of Interest Certification and Organizational Conflicts of Interest Disclosure* Form A and B



# Prequalification Process

- Proposers must submit prequalification prior to submitting RFP response
- All firms must be individually prequalified with WSDOT Contract Ad & Award.
- Individual firms must be prequalified for a min. of \$60 million in Work Class 6 (Bridges and Structures), 7 (Buildings), or 49 (Marine Work).
- Joint ventures submitting proposals may meet the experience requirements in one of two ways:
  - One of the joint venture team members, individually, meets the prequalification requirements described above for an individual firm submitting a proposal.
  - The joint venture has experience in different Work Classes (6, 7 or 49) with a combined minimum prequalification of \$60 million. Only one joint venture team member may apply their experience to each work class. The team member with this highest prequalification in each class will be used in determining the prequalification amount.





# Interview Scoring

- 100 total points
- Specific scoring criteria under development:
  - Content and quality of the presentation
  - Quality of project team
  - Quality of the firm's response to written questions
  - Quality of the firm's responses to questions and ad hoc scenarios
- Some questions to be provided in advance
- In addition the presenters may be provided with questions and/or ad hoc scenarios to be addressed during the interview
- Format to be determined



# Final Proposal Scoring

- 50 total points
- Lowest responsive proposal would receive maximum points allowable
- Other responsive proposals would receive pro-rata share, e.g., 10% higher = 10% fewer points



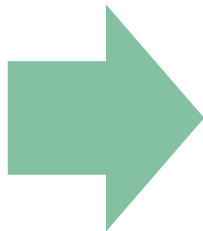
# Final Proposal Form

GC/CM Fee			
Description of Price Offer Item	Fee Percentage Bid	Total Estimated MACC	GC/CM Fee
GC/CM Fee	_____ %	\$ TBD	\$ _____
Fee on Negotiated Self-Performed Work			
Description of Price Offer Item	Fee Percentage Bid	Estimate of Negotiated Self-Perform Work	Fee on Negotiated Self-Perform Work
Fee on Negotiated Self-Performed Work	_____ %	\$ TBD	\$ _____
Specified General Conditions Cost			
Description of Price Offer Item	Monthly Rate	No. of Estimated Months	Fixed SGC Amounts
Key individuals Specified General Conditions Costs	\$ _____	No. TBD* Note: to be defined based on proposals and interviews	\$ _____
Supplemental Staff and other Specified General Conditions Work (lump sum)	N/A Lump Sum	N/A Lump Sum	\$ _____
Total for Specified General Conditions Work: (Sum of Price Offer Items 3 and 4 above)	N/A Lump Sum	N/A Lump Sum	\$ _____
<b>TOTAL PROPOSAL:</b> (Sum of Price Offer Items 1, 2 and 5 above)			\$ _____



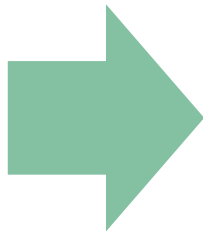
# Contract guidelines

GC/CM self-performed  
negotiated work



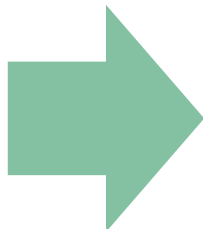
Minimum – 30%  
Maximum – 50%  
**Target – 30-50%**

GC/CM self-performed  
competitive work



No more than 70% of the work can be  
self-performed by the GC/CM

Total GC/CM  
subcontracted work



At least 30% of the total contract cost  
must be competitively bid and cannot  
be performed by the GC/CM



# Contract Overview

**\$177 Million estimated MACC**

**Contract #1 (June 2015)**

Preconstruction Services

**Contract #2 (June 2017)**

Construction Contract (Post MACC Negotiations)



# DBE Participation

## Selection phase

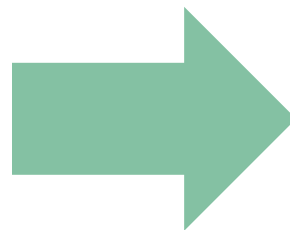
- Proposal
- Approach
- Past Experience
- Past Compliance
- Interview

## Preconstruction phase

- DBE outreach efforts
- Subcontracting plan (CMACP)
- Procurement

## Construction phase

- Implementation and reporting



**12 %**  
**of MACC**





# Submittal deadline

One (1) original unbound and six (6) bound copies, as well as one (1) electronic copy (CD, DVD, or flash drive) must be received by 11:00:59 AM PST on 2/20/15.

**By hand (in person or by courier):**

WSDOT Contract Ad & Award Office  
Transportation Building, Room 2D-20  
310 Maple Park Avenue SE  
Olympia, WA 98501

**By U.S. mail:**

Jenna Fettig  
WSDOT Contract Ad & Award Office  
P. O. Box 47360  
Olympia, WA 98504-7360



## Questions from Proposer

- Must be submitted in writing to Genevieve Rucki by 2/4/15
- Will be answered as follows:
  - Your question shall be addressed by addendum.
  - Refer to the contract documents - page/sheet XXX.
  - Bid in accordance with the Contract.